Mount of Rochlin

12.23-29

Sercher Kalad

## 36 PAGE 924 UBER 815 PAGE 601

THIS DEED, Made this day of October, 1969 by and between JOYCE CROGHAN, Unmarried, of the first part, Grantor, and JOSEPH A. SCHAFER, II and PHYLLIS B. SCHAFER, his wife, of the second part, Grantees, all parties being of Baltimore County, State of Maryland.

WITNESSETH, That in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Joyce Croghan, Unmarried, Grantor, does grant and convey unto the said Joseph A. Schafer, II and Phyllis B. Schafer, his wife, as tenants by the entireties, their assigns, the survivor of them, the heirs and assigns of such survivor, in fee simple, all those lots of ground, situate, lying and being in Frederick County, Maryland, and described as follows, that is to say:

BEGINNING for the first thereof all that piece or parcel of land situated along the public road leading from Sabillasville, Maryland to Waynesboro, Pennsylvania in Hauvers Election District, Frederick County, Maryland, being a part of a tract called FOX RANGE, beginning for the same at a point at the end of a line drawn North 85° West 173.25 ft., more or less, from a stone planted at the side of the aforesaid road, now known as FORT RITCHIE RCAD, formerly known as SKUNK HOLLOW ROAD, said stone being the point of intersection of the southeasternmost corner of the land of Harry E. Harbaugh and the northeasternmost corner of the land owned by Harold A. Bitner, which lies on the south side of the aforesaid road, now known as FORT RITCHIE ROAD, formerly known as SKUNK HOLLOW ROAD, and running thence (1) S.  $5.1/2^{\circ}$  E. 825 feet, more or less, with the lands of the said Harold A. Bitner to stones on the boundary line of the property of Victor Cullen State Hospital, known as the Bowman Tract, thence (2) S. 67 1/20 W. 615.2 ft., more or less, by and with lands of the said Hospital, thence (3) S.  $72 ext{ } 1/2^{\circ} ext{ } W. 1171.5 ext{ } ft., more or less, with the lands of$ Clarence G. Lehr, et al, acquired from Ivan M. Brown, thence (4) N. 36° E. 1581.36 ft., more or less, with lands of G. Earl Buhrman acquired from O. Guy Buhrman and formerly owned by T. S. Royer, thence (5) N. 29° E. 178.86 ft., more or less, with other lands of the said G. Earl Buhrman acquired from Rhea L. Bernton, thence (6) S. 86 E. 499.125 ft., more or less, with lands of the said G. Earl Buhrman and Harry E. Harbaugh to the place of beginning.

BEING ALL AND THE SAME LAND as conveyed to the said Albert J. Wilhide and Marie E. Wilhide, his wife, from Clarence G. Lehr and Ressie Lehr, his wife, by deed dated January 31, 1958 and intended to be recorded among the Land Records for Frederick County prior to the recording of these presents, and BEING ALL THE SAME LAND as conveyed to the said Clarence G. Lehr from Etta E. Wagaman, widow, et al, by deed dated December 31, 1956 and recorded in Liber No. 575, Folio 518, one of the Land Records for Frederick County. AND BEING THE SAME 35 acres 44 square perches of land, more or less, as conveyed by Thadeus A. Wastler, Assignee in Equity Case No. 8053 in the Circuit Court for Frederick County, to Elmer V. Wagaman by deed dated September 3, 1906

PLAINTIFF'S EXHIBIT #1 Filed Lystember 24, 1975